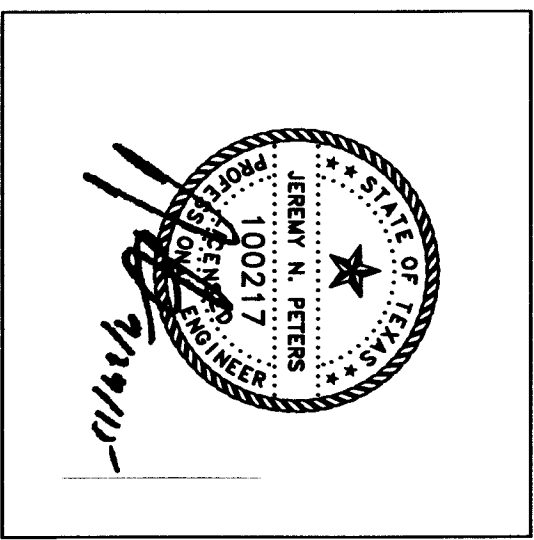


College Station, Texas
77840
www.gessnerengineering.com



**SUL ROSS
ELEMENTARY CAMPUS
REDEVELOPMENT
BRYAN, TEXAS**

DRAWN: ASP
CHECKED: JNP

| | |
|------------|-----------------------------|
| 07/23/2015 | 50% CD PHASE - OWNER REVIEW |
| 08/20/2015 | 95% CD PHASE - OWNER REVIEW |
| 09/08/2015 | CONSTRUCTION SET |

SHEET TITLE:
SITE PLAN

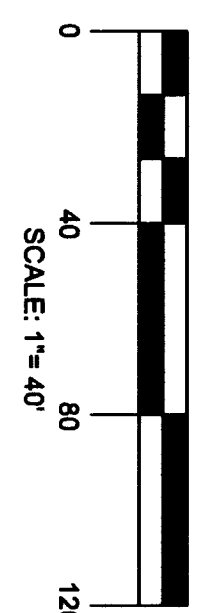
SUL ROSS ELEMENTARY SCHOOL
3300 PARKWAY TERRACE
BRYAN, TEXAS 77802
10.89 ACRE TRACT

SURVEY: GREGORY HOPCUS
2501 ASHFORD DRIVE, SUITE 102
COLLEGE STATION, TEXAS 77840
APRIL 23, 2015

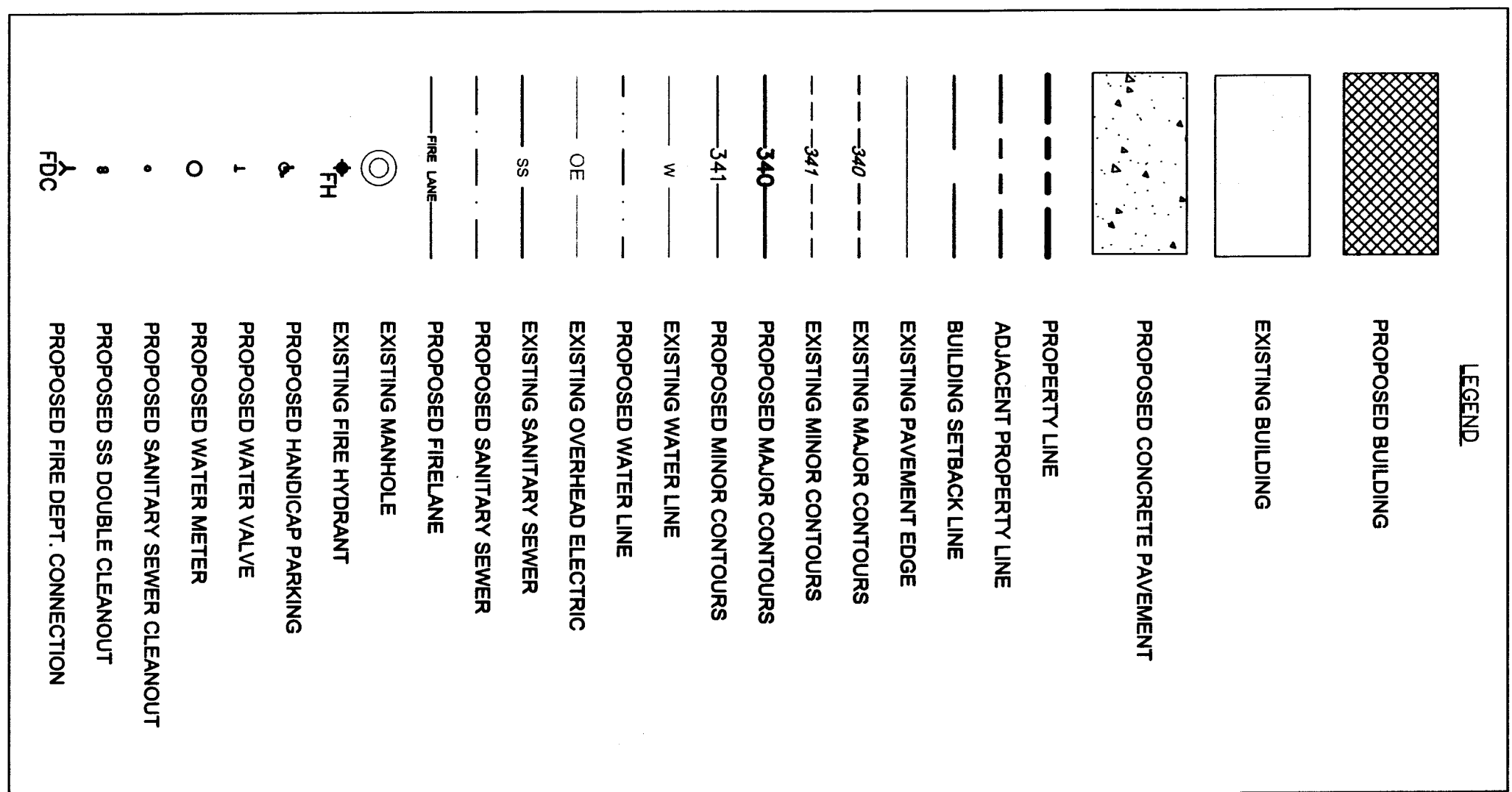
ZONING:
COMMERCIAL, C-3

OWNER:
BRYAN I.S.D.
101 NORTH TEXAS AVENUE
BRYAN, TX 77803
TELEPHONE: 979-209-7062
CONTACT: JEFF WINDSOR
JEFF.WINDSOR@BRYANISD.ORG

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-ITSS) AT 1-800-344-8372 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



PROJECT BENCHMARK
RAIL SPIKE IN POWER
POLE ELEVATION =
301.31'



PHASING NOTE:
FOR PROJECT PHASING
REF. SHEET ARCH. G201

SCOPE: ADD NEW SCHOOL BUILDING WITH ASSOCIATED SIDEWALK, PARKING LOT, AND DRIVE AISLE

SITE PLAN FOR:

SUL ROSS ELEMENTARY SCHOOL
3300 PARKWAY TERRACE
BRYAN, TEXAS 77802
10.89 ACRE TRACT

SURVEY: GREGORY HOPCUS
2501 ASHFORD DRIVE, SUITE 102
COLLEGE STATION, TEXAS 77840
APRIL 23, 2015

| SITE PARKING REQUIREMENTS | | | |
|---|----------|-----|-------|
| PARKING SPACES CALCULATION : PER 20 STUDENTS | | | |
| 650 STUDENTS / 20 = 33 PARKING SPACES REQUIRED MIN. | | | |
| PARKING SPACES | EXISTING | NEW | TOTAL |
| ACCESSIBLE PARKING SPACES | 48 | 23 | 76 |
| TOTAL PARKING SPACES PROVIDED | 4 | 2 | 62 |

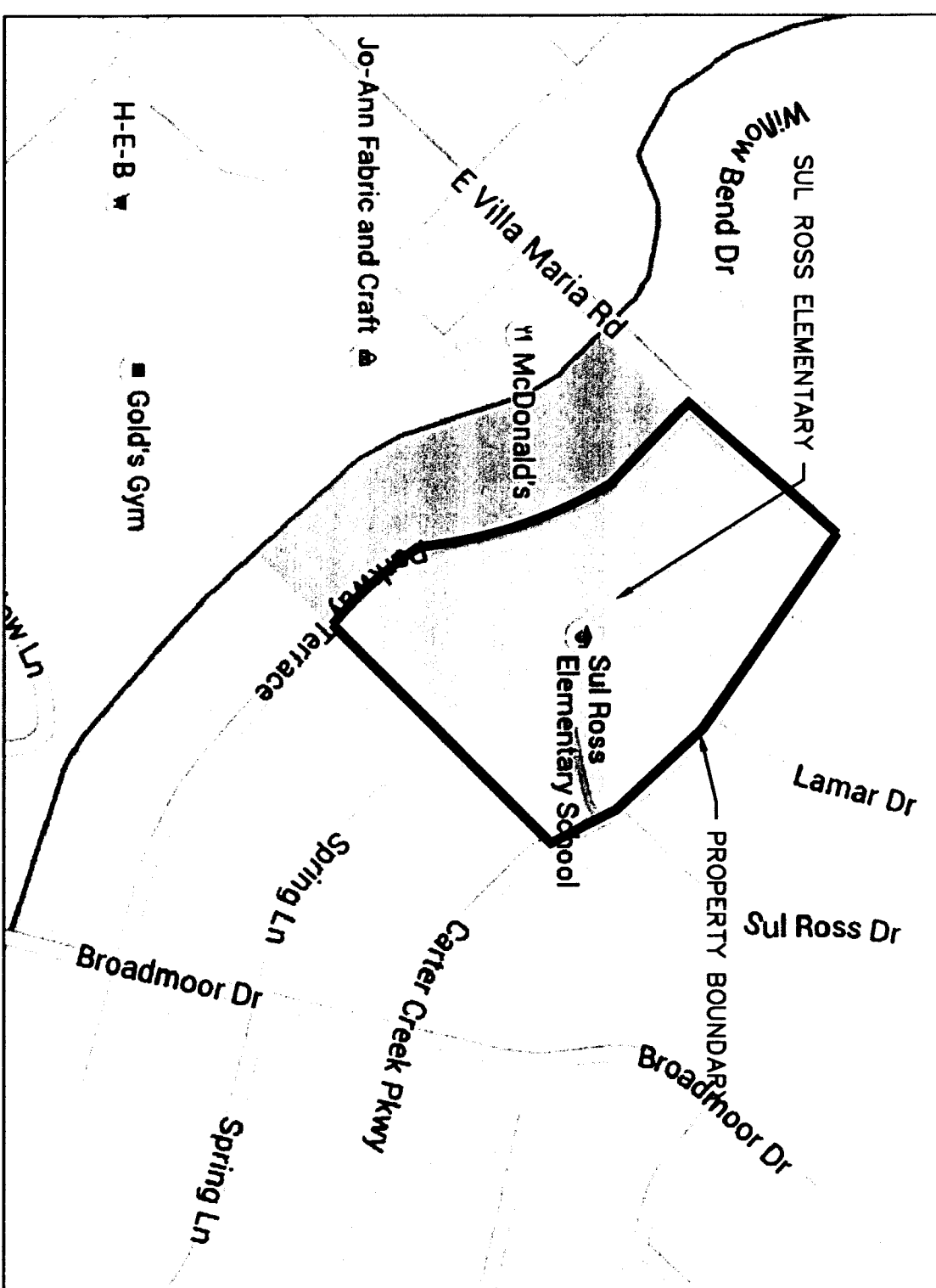
| | | |
|-------------------|-------------------|-------------|
| EXISTING USE: | ELEMENTARY SCHOOL | |
| PROPOSED USE: | ELEMENTARY SCHOOL | |
| NO. OF STORIES: 1 | | |
| PROPOSED | TOTAL SF | HEIGHT (FT) |
| | 39,168 | IB |
| BUILDING | YES | |

FRM MAP NO.: 4804102155; revised April 2, 2014
 (Not located in 100 year floodplain or floodway)

| UTILITY DEMANDS | |
|-----------------|--|
| Minimum Water | 0 GPM |
| Maximum Water | 40 GPM (Peak Flow = Avg. Daily Flow * 4) |
| Average Water | 10 GPM |
| Max. Sewer Load | 125 GPD (Based on 16 hour day usage) |

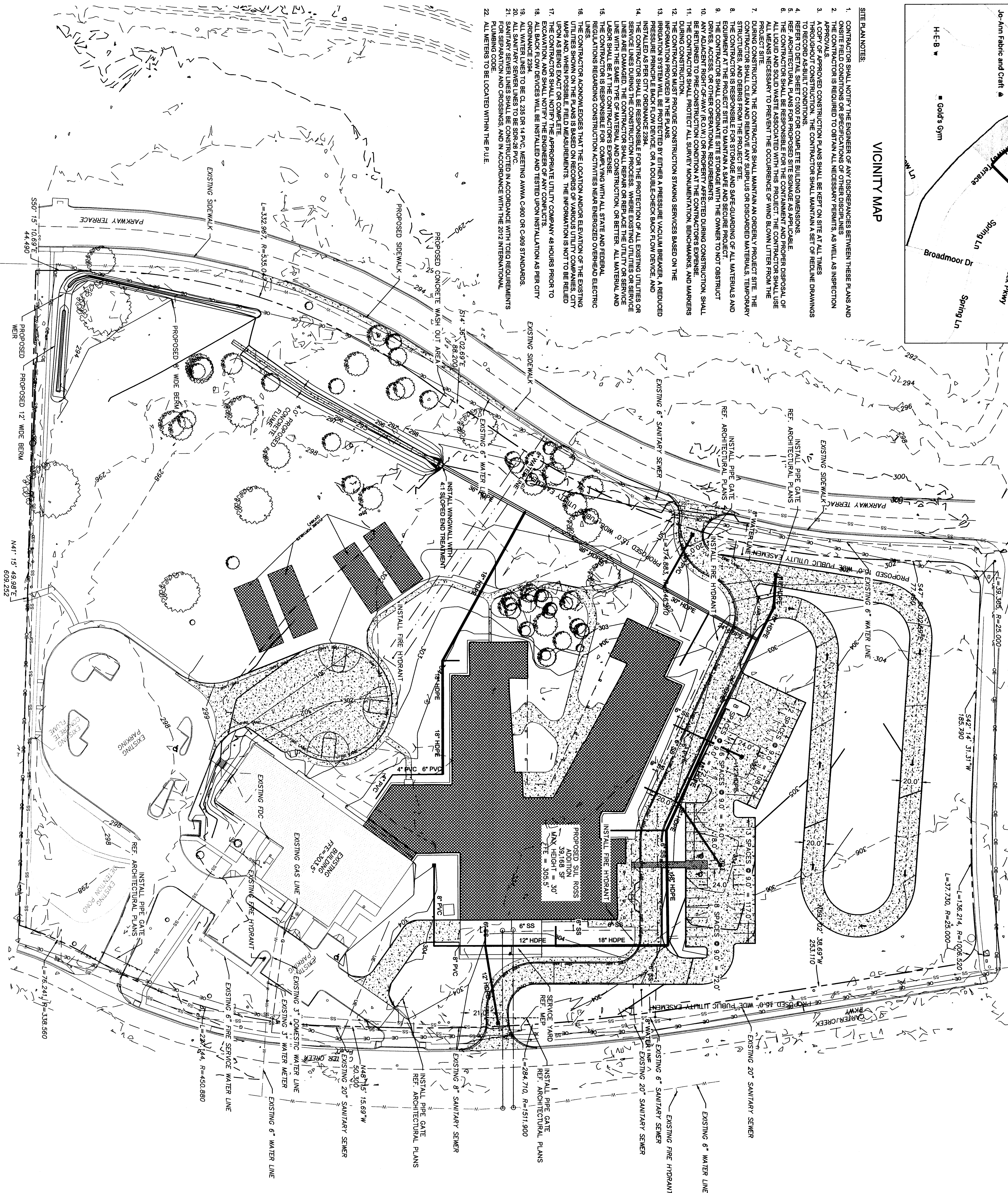
| UTILITY DEMANDS | |
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| Average Water | 10 GPM |
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VICINITY MAP



SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND THE RECORD DRAWINGS. THE CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS FOR THE PROJECT. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AS WELL AS INSPECTION APPROVALS.
2. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES TO RECORD AS-BUILT CONDITIONS.
3. PER ARCHITECTURAL PLANS FOR PROPOSED SITE ENGINEER AS APPLICABLE.
4. ALL LIQUID AND GASEOUS WASTES SHALL BE PROPERLY STORED AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
5. THE CONTRACTOR SHALL MAINTAIN AN OPEN YARD PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND PROPER DISPOSAL OF ALL MATERIALS AND DEBRIS FROM THE PROJECT SITE.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES OR SERVICE LINES DURING CONSTRUCTION. ACCESS TO OTHER OPERATIONAL REQUIREMENTS, UTILITIES, OR OTHER OPERATIONAL REQUIREMENTS, SHALL BE MAINTAINED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTORS EXPENSE.
8. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
10. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURIZED VACUUM BETWEEN A REDUCED PRESSURE PRINCIPLE LEAK FLOW DEVICE, OR A DOUBLE-CHECK BACKFLOW DEVICE, AND
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS, WHEN EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINES TO PRE-CONSTRUCTION CONDITION AT ALL TIMES. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTORS EXPENSE.
12. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND FEDERAL LINES.
13. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY UPON AS BEING EXACTLY ON COMPLETE.
14. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION AND SHALL NOTIFY THE ENGINEER OF ANY CONTACTS.
15. THE CONTRACTOR SHALL BE NOTIFIED AND TESTED CROWN COMPLIANCE AS PER CITY ORDINANCE 354.
16. ALL WATER LINES TO BE C-25 DR. 4 P.C. MEETING MANHOLE C-900 OR C-809 STANDARDS.
17. ALL SANITARY SEWER LINES TO BE C-30R-28 P.C.
18. ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEWER AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
19. ALL METERS TO BE LOCATED WITHIN THE P.U.L.E.



OWNER:
RYAN I.S.D.

COMMERCIAL, C-3

ZONING

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